

Brick Commercial and Apartment Building
82-86 East Town Street
Columbus
Franklin County
Ohio

HABS No. OH-2210

HABS
OHIO,
25-COLB,
37-

PHOTOGRAPHS

HISTORICAL AND DESCRIPTIVE DATA

Historic American Buildings Survey
National Park Service
Department of the Interior
Washington, D.C. 20240

HISTORIC AMERICAN BUILDINGS SURVEY

BRICK COMMERCIAL AND APARTMENT BUILDING

HABS No. OH-221D

Location: 82-86 East Town Street, Columbus, Franklin County, Ohio.

Present Use: The building was demolished in 198D due to redevelopment plans for the city. Documentation for this structure was prepared before the demolition.

Significance: Since construction this brick Victorian Italianate building has been used as a combination commercial and apartment building. Its most interesting architectural feature is a pair of projecting pavilions with three-sided walls and principal side entrances.

PART I. HISTDRICAL INFORMATION

A. Physical History:

1. Date of erection: Late 19th century. Actual construction date is not known. The Columbus City Hall burned on January 12, 1921 and property records before that date were destroyed.
2. Architect: Not known.
3. Original and subsequent owners: The following is a list of past property owners for this building. There are no records before January 12, 1921 (see explanation in "Date of erection" section). Source of these records is Franklin County Recorders' Office.

Benjamin F. Gard (cannot locate chain of title)
Dickson L. Moore
Ohio National Bank, Trustee
Helena Corporation
City of Columbus, Ohio

March 29, 1933
January 2, 194D
December 23, 1941
October 19, 1971
October 14, 1977

Alice A. Patterson
Emma Bens, Hattie Agler,
Alma Patterson, Alma
Patterson, Trustee for
Louis J. Patterson and
Walter Scott Patterson

1908

DeWitt L. Agler
Dickson L. Moore
Ohio National Bank, Trustee
Helena Corporation
City of Columbus, Ohio
Herbert Backus
Dickson L. Moore
Ohio National Bank, Trustee
Helena Corporation
City of Columbus, Ohio

July 7, 1936
October 3, 1939
October 3, 1939
December 23, 1941
October 19, 1971
October 14, 1977
Prior to 1915
1915
December 23, 1941
October 19, 1971
October 14, 1977-198D

- B. Historical Context: The ground floor was always reserved for commercial uses. At one time a barber shop and a musical instrument shop occupied that floor. The upper floors were always used as apartments. Various tenants have either rented or owned them.

PART II. ARCHITECTURAL INFORMATION

A. General Statement:

1. Architectural character: The hoodmolds of the windows and the bracketed cornice on the building are made of stamped sheet metal. Stamped metal materials were expense-saving devices and were cheap substitutes for carved wood or stone. These economical substitutions did not, however, detract from the structural integrity of the building.
2. Condition of fabric: Although the foundation seems sound, there is dilapidation in the cornice, hoodmolds, windows and mortar. The interior has been gutted by the owner of all moldings, trim and woodwork, and is in a state of complete ruin. No trace may be found of the carved paneled doors, shutters and sashes which are referred to in Architecture: Columbus, published in 1976 by the Columbus Chapter of the AIA.

B. Description of Exterior:

1. Over-all dimensions: The three-story building is 40 feet high. (Length and width of this building are not available).
2. Foundations: Sandstone blocks.
3. Walls: 12' brick laid in stretcher bond. These long bricks were primarily an economical alternative to standard-size bricks, using fewer bricks in the construction of this structure.
4. Structural system, framing: Wood joists.
5. Stoops: Symmetrical side entrances on the front (south) elevation have 11-step limestone stoops with flanking limestone blocks.
6. Chimneys: Flues from fireplaces.
7. Openings:
 - a. Doorways and doors: The main side entrances are arched and once had intricately carved doors. Plywood has replaced them. Stamped-metal hoodmolds that graced these doorways are also gone. Two other doorways, now boarded up with plywood, are in the center of the front elevation and were the entrances to the stores.

- b. Windows and shutters: All windows are arched and have Victorian 2-over-2 double-hung types. Some stamped-metal hoodmolds are still in place over the windows. Carved shutters have been removed.

8. Roof:

- a. Shape, covering: Flat roof with asphalt covering.
- b. Cornice: Bracketed cornice with paneled frieze made of stamped sheet metal.

C. Description of Interior:

- 1. Floor plans: There are two retail spaces in the elevated basement. First through third floors have apartments and rooms.
- 2. Stairways: Open string wooden stairways. Ornamental balustrades have been removed.
- 3. Flooring: Wood plank flooring in poor condition.
- 4. Wall and ceiling finish: Plaster/wallpaper.
- 5. Openings: Paneled doors. An arched opening to the interior stairway was supported by brackets.

D. Site:

- 1. General setting and orientation: The building faces south and behind it are the parking lots.

Prepared by: Steven M. Elbert
Karlberger and Associates, Inc.
Columbus, Ohio
1980

PART III. SOURCES OF INFORMATION

A. Bibliography:

- 1. Primary and unpublished sources: Property abstracts, Franklin County Recorder's Office.
- 2. Secondary and published sources:
 - Architecture: Columbus. The Columbus Chapter of the AIA, 1976.
 - Sanborn's Fire Insurance Atlas of Columbus, 1921-1950.
 - Columbus City Directory, 1915-1960.

PART IV. PROJECT INFORMATION

The project was the result of an agreement between the Capitol South Community Urban Redevelopment Corporation, Columbus, Ohio, and the Advisory Council on Historic Preservation, Washington, D.C. in compliance with Executive Order 11593 as a mitigative effort in the completion of the redevelopment plan. Steven M. Elbert of Karlsberger and Associates, Inc., Columbus, Ohio, prepared the written documentation and also took the photographs. Susan McCown, a HABS staff historian in the Washington, D.C. office, edited the documentation in the winter of 1982, for transmittal to the Library of Congress. John A. Burns, AIA, was the HABS project co-ordinator.